

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 814
Case No. 96-16C
(Consolidated PUD & Map Amendment @ New Jersey &
H Street, N.W. - Prevocational Site)
March 26, 1997

The Zoning Commission for the District of Columbia has authorized the scheduling of a public hearing for the above-referenced case.

On December 26, 1996, the Zoning Commission for the District of Columbia received an application from the law firm of Freer, McGarry, Bodansky and Rubin on behalf of the New Jersey & H Limited Partnership and the District of Columbia Department of Administrative Services. The application requests consolidated review and approval of a planned unit development (PUD) and related change of zoning from R-4 and C-2-A to C-3-C for Lot 188 in Square 623 located at the northeast corner of the intersection of New Jersey Avenue and H Street, N.W. The PUD site contains approximately 161,670 square feet of land.

ANC-2C

The applicant proposes to construct a mixed-use project consisting of commercial office and institutional uses. The PUD project will include four buildings on the site, three office buildings and a daycare center/nursery school/tutoring facility. Commercial buildings A, B, and C will have maximum heights of 87 feet, 108 feet and 121 feet, respectively; maximum floor area ratios (FAR) of 1.37, 3.21, and 2.36, respectively; and underground parking to accommodate 140 cars, 306 cars, and 210 cars, respectively. The daycare/nursery school/tutoring facility will have a maximum FAR of .06. The PUD project will have a total FAR of 7.00, a total lot occupancy of 87 percent, and a total gross floor area of 1,131,690 square feet (221,050 square feet for building A; 519,520 square feet for building B; 318,320 square feet for building C; and 9,800 square feet for the daycare facility).

It is hereby **ORDERED** that Zoning Commission Case No. 96-16C be scheduled for a public hearing. A Formal "Notice of Public Hearing" is forthcoming.

A handwritten signature in cursive script, reading "Madeliene H. Dobbins". The signature is written in black ink and is positioned above a horizontal line.

MADELIENE H. DOBBINS
Director
Office of Zoning

96-16czco/SDB/LJP